

Land Use By-law No. 1389/24
NOTICE OF DECISION



May 1, 2026

WWW.NANTON.CA

Development Application D10-26

EMAIL

Applicant: Clay Elliott Horses Inc.
Owner (if different):

In the matter of: Dwelling (Multi-Unit), (4,272 sq. ft.) single story 4-unit, slab on grade construction (no basement)

Legal: Lot 16 Block 82 Plan 081 0414
Civic Address: 97 Westview Drive (and 2401 27 Avenue)

and described on the application for development, and plans submitted by the applicant.
The development as specified has been **APPROVED** subject to the following conditions:

Standard Conditions and Notes:

1. **Prior to permit release a Security Deposit of \$2,500** to be provided to and retained by the Town. No interest shall be paid on the deposit. The deposit will be held until such time as construction of the development is completed in accordance with all applicable building permits, development permits, grade slips, development agreements, by-laws, regulations, building and safety codes, and restrictions affecting the lands and the development.
2. The development shall be completed in its entirety, including landscaping, by **April 30, 2028** in accordance with the approved plans, conditions and development agreements; any changes or revisions to the approved plans (including non-completion of the development) shall be submitted for approval to the Development Authority.
3. A Real Property Report or Certificate of As Built Grades prepared by an Alberta Land Surveyor to be submitted prior to security release.
4. An inspection of the water and sewer connection to the Town's main services must be arranged with the Operations department 48 hours in advance of the inspection. Operations are also responsible for ensuring water meters are properly installed and for turning on water at the curb stop. Meters must be obtained through Operations. Call 336-6553 or 646-2029 to arrange.
5. Upon excavation completion, provide the Town a foundation soil bearing investigation and certification by a geotechnical engineer prior to pouring concrete, to confirm that the design bearing pressure is acceptable.
6. Applicant will not discharge or cause to be discharged any storm water or natural water to any sewer except a storm sewer or to a natural outlet approved by the Town.
7. The property must be maintained in an orderly and tidy appearance to the satisfaction of the Town. No trades or sub-trades shall allow any dirt, sand, gravel, cement or any other material to be deposited on the street or Town owned lands. All excess excavated soil or materials are to be disposed of at an approved

sanitary or clean fill waste disposal site. There shall be no stockpiling or storage of excess material or equipment on Town owned lands.

8. All refuse on any construction site shall be properly screened or placed in an approved enclosure until removed for disposal.
9. Any garbage storage or collection area co-existing with any parking or loading area shall be: clearly delineated as separate from the parking or loading stalls, located to optimize collection vehicles access, and screened by a fence or landscaping.
10. If landscaping is being proposed within a utility right-of-way or near buried infrastructure. the plan must be endorsed by all utility companies that have access to the right-of-way or utility, indicating their approval of the proposed landscaping.
10. Compliance with the requirements of this bylaw does not exempt any person undertaking a development from complying with all applicable municipal, provincial or federal legislation, and respecting any easements, covenants, agreements or other contracts affecting the land or the development.
11. Developer to obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land.

DATE OF DECISION: April 30, 2026

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Anyone affected by this decision has the right to appeal in accordance with Section 685 and 686 of the Municipal Government Act. To appeal, you must submit a written notice to the:

- Land and Property Rights Tribunal www.alberta.ca/subdivision-appeals
- Chinook Subdivision and Development Appeal Board, containing reasons, together with a \$220.00 fee payable to the Town of Nanton.

Appeals must be received **no later than 4 o'clock, May 22, 2026**

Georgina Sharpe
Planning and Development Officer

Complete Application(s) can be viewed at the Town of Nanton Office. Land Use Bylaw 1389/24 can be viewed at www.nanton.ca or at the Town of Nanton office.